



WWW.GOODMANREALESTATE.COM
216.381.8200

HEISLEY POINTE

Mentor, Ohio



HIGHLIGHTS

- Located at the intersection of Mentor Avenue (State Route 20) and Heisley Road in Mentor
- Mentor is the sixth-largest retail center in Ohio
- Among the 300+ retail establishments in Mentor, the annual sales volume is approaching \$1.5 billion
- Lake County's sales volume is \$3.5 billion, representing 789 establishments and 12,537 jobs
- Join Starbucks, Penn Station, and Beyond Juicery + Eatery in a NEWLY redeveloped multi-tenant pad building
- **FULLY LEASED**

DEMOGRAPHICS

| POPULATION | 3 MILE | 5 MILE | 7 MILE |
|--------------------|----------|----------|----------|
| 2026 Projection | 44,854 | 106,378 | 146,336 |
| 2021 Estimate | 44,775 | 106,241 | 146,051 |
| INCOME | 3 MILE | 5 MILE | 7 MILE |
| 2021 Average | \$89,657 | \$85,469 | \$85,324 |
| 2021 Median | \$72,696 | \$65,625 | \$66,141 |
| DAYTIME POPULATION | 3 MILE | 5 MILE | 7 MILE |
| 2021 Employees | 27,819 | 55,286 | 69,353 |

LEASING INFORMATION

www.goodmanrealestate.com
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CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

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DEC 21



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| | | |
|------------|-----------|-------------|
| KEY | LEASED | NEGOTIATING |
| | AVAILABLE | NOT PART |

| UNIT | TENANT | SIZE (SQ. FT.) |
|---------------------|-------------------------|----------------|
| 1 | My Kids Childcare | 4,800 |
| 2 | Mariner Finance | 1,200 |
| 3 | Dr. Danardo Scarso, DDS | 2,400 |
| 4 | Reserve Network | 1,200 |
| 5 | Hop Hing | 1,200 |
| 6 | The UPS Store | 1,800 |
| 7 | Vacant | 4,200 |
| 8 | Nail Max | 900 |
| 9 | Sumo Boy Sushi | 1,500 |
| 10 | CBD American Shaman | 1,200 |
| 11 | Sequoia Realty | 1,200 |
| 12 | Clean Eatz | 2,400 |
| 13 | Starbucks | 2,200 |
| 14 | Beyond Juicery | 2,100 |
| 15 | Vivo Infusion | 2,100 |
| 16 | Penn Station | 1,600 |
| SITE SUMMARY | | 32,000 |

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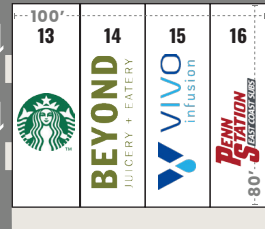
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Walmart



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EXISTING PYLON SIGN



NEW MONUMENT SIGN





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